



Automotive Sector Brownfields Assessment Initiative

Application for Auto Sector Brownfields Assistance

The purpose of the Indiana Brownfields Program Automotive Sector Brownfields Assessment Initiative (Auto Sector Initiative) is to provide technical assistance to facilitate the redevelopment of certain permanently idled or closed auto dealerships and parts/supplier, assembly and manufacturing plants that are brownfield sites. The Indiana Brownfields Program (Program) established the Auto Sector Initiative to help Indiana communities address the growing problem of such sites related to the downsizing of the automotive manufacturing sector. To facilitate redevelopment of these properties which are often hindered by actual or potential environmental contamination, the Program will provide assessment and related activities (not including remediation) at eligible automotive sector brownfield sites.

Please review the "Indiana Brownfields Program Guidance for Automotive Sector Brownfields Assessment Initiative" (Auto Sector Guidance) for more information ***prior to*** completing this application.

U.S. EPA defines a brownfield as real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. 42 U.S.C. § 9601(39). Carefully review CERCLA Section 101(39), as there are exclusions to the definition of "brownfield site." See 42 U.S.C. § 9601(39)(b).

Completed applications may be submitted at any time by email, U.S. mail, or delivered in person. *Email submission is preferred.* Please submit typed applications to:

Michele Oertel
Indiana Brownfields Program
100 N. Senate Ave., Room 1275
Indianapolis, IN 46204
EMAIL: moertel@ifa.in.gov

Applicant Name _____

Site Name & Address _____

Type of Assistance Needed _____

Estimated \$ Amount _____

Date of Application Submission _____

Application Checklist – *Including Required Supporting Documentation:*

- ☐ Completed typed Application
- ☐ Photographs of site as it currently exists
- ☐ Site plan/map showing existing structures
- ☐ Executed Property Access Agreement (if applicant is not current owner)
- ☐ Environmental Site Reports, if available
- ☐ Proposed cleanup plan/costs, if known
- ☐ Proposed redevelopment plan, including site map/diagram post-redevelopment, if available

Please answer the questions below, referring to the *Auto Sector Guidance* to inform your answers and confirm required application information. Applications must be typed. If more space is needed, additional pages may be attached.

I. Applicant Information

Name of Applicant (political subdivision):

Mailing Address:

City/Town: State: Zip: County:

Contact Person: Contact Person's Title:

Contact's Telephone Number: Email:

II. Property Information

A. Property/site name (please list all known names to which the property is commonly referred (e.g., *Johnny's Market*)):

If applicable, U.S. EPA or IDEM Site #:

Street Address:

City/Town: Zip: County:

Tax Parcel Identification #:

B. Property owner name, if not Applicant:

Date that the property was acquired by current owner:

Identify the method by which the current owner acquired the property (e.g., purchase, tax foreclosure, donation, eminent domain):

Street Address:

City/Town: Zip: County:

Telephone Number:

C. Applicant's interest in the property, if not the owner (e.g., prospective purchaser, current mortgage holder, municipality with a tax lien, current lessee, other (describe)):

D. What is the type of permanently closed or idled auto sector site?

Auto Dealership Auto Parts/Supplier Auto Assembly Plant

Auto Manufacturing Plant

Provide an explanation of the nexus between the former/idled operation on the site and the automotive manufacturing sector and how that resulted in the site becoming a brownfield.

E. What is the approximate size of the site? Describe the existing site conditions including number of existing buildings and current uses.

F. Does the Applicant, if it is not the owner, have an agreement from the current owner giving access to the brownfield to the state, consultant(s), and any of their respective representatives or agents for the duration of the assessment and related activities? (A template access agreement is provided as Exhibit A of the *Auto Sector Guidance*). **YES** ☐ **NO** ☐ If yes, attach a copy of the executed agreement. (Per the *Auto Sector Guidance*, an Access

Agreement can be obtained following consultant selection by the Authority after an award is made.)

- G. Is the site currently for sale or part of a bankruptcy filing? **YES** ☐ **NO** ☐
- H. Is the site tax delinquent? **YES** ☐ **NO** ☐ If yes, what is the total amount of tax delinquency?
- I. Has the site received financial assistance from the Indiana Brownfields Program or U.S. EPA in the past? **YES** ☐ **NO** ☐ If yes, please list awarding agency, type of assistance (e.g., assessment grant, loan), date, and amount of previous award(s).

III. Environmental Site Conditions (Types of contaminants, media affected, extent and degree of contamination)

- A. Indicate whether the application is for hazardous substances or petroleum contamination or both. If there are distinct areas of hazardous substance and petroleum contamination, please select both.
Hazardous substances contamination: **YES** ☐ **NO** ☐
• Co-mingled with petroleum: **YES** ☐ **NO** ☐
Petroleum contamination: **YES** ☐ **NO** ☐
- B. Provide a *brief* history of the operations at and ownership of the site, including current and past uses, past owners/occupants and dates of ownership. Include information regarding any known or suspected contamination at the site and describe the nature and extent of the contamination if known.
- C. Summarize any previous efforts, by Applicant or any other entity, to redevelop or address environmental contamination at the site.
- D. Has a Phase I Environmental Site Assessment been performed at the site? **YES** ☐ **NO** ☐
If yes, is it compliant with U.S. EPA's All Appropriate Inquiry rule? **YES** ☐ **NO** ☐
What is the date on which the assessment was completed?
For whom/what entity was the Phase I prepared, if not the Applicant?
Please attach a copy of any Phase I reports.
- E. Have any Phase II Environmental Site Assessment activities been performed at the site?
YES ☐ **NO** ☐ If yes, please attach a copy of any Phase II reports.
- F. Have any other environmental activities been performed at the site?
YES ☐ **NO** ☐ If yes, please attach a copy of any environmental reports.
- G. Has contamination on the project property resulted in any lawsuits (e.g., liability, nuisance, insurance recovery)? If yes, provide a detailed explanation.

IV. Redevelopment/Project Information (Scope, timeline, and budget)

A. Assessment Activities

- Scope/media to be addressed:
- Estimated cost of assessment if known: \$
- Estimated timetable to start assessment and anticipated completion date:

B. Other Eligible Activities (e.g., site security, limited demolition, remediation work plan development)

- Issue to be addressed:
- Estimated cost of activities if known: \$
- Estimated timetable to start assessment and anticipated completion date:

C. Redevelopment/construction activities, if known

- Secure all financing by:
- Break ground/lease by:
- Achieve full site operation/occupancy by:

D. What is the stage of project development?

- Ready for planning: **YES** ☐ **NO** ☐
- Development plan complete: **YES** ☐ **NO** ☐
- Ready for land acquisition: **YES** ☐ **NO** ☐
- Land acquired: **YES** ☐ **NO** ☐
- Ready for construction bid: **YES** ☐ **NO** ☐

E. If known, describe the reuse/redevelopment plans for the site, including its place in the local community's overall economic and community development plans. Please provide a detailed description of any formal plans for redevelopment and any activities that have already been completed towards those plans (e.g., contracts executed, zoning approvals). Do plans call for multi-use functions (e.g., residential and commercial/retail)? Please describe plans for long-term maintenance and management of the site once it is redeveloped.

V. Socioeconomic Benefits (Remediation, capital investment, economic impact, projected job creation)

A. Redevelopment Plans -

- If known, will an Auto Sector Initiative award promote economic development or enable the creation of, preservation of, or addition to parks, greenways, undeveloped property, other recreational property, or other property used for nonprofit purposes?
YES ☐ **NO** ☐
- If known, will redevelopment plans call for pollution prevention and reduced resource consumption (e.g., infrastructure reuse, pollution prevention activities, native landscaping, innovative stormwater management/reuse, construction debris/fill reuse, green building techniques, and/or others)? **YES** ☐ **NO** ☐

- B. *Community Involvement/Public Participation* - Describe the opportunities, if any, already given to local residents, businesses and the community as a whole to comment on the anticipated assessment, cleanup and/or redevelopment plans for the site. Summarize any comments received, including the Applicant's responses to any negative comments. Discuss future plans to involve the affected community in reuse planning (e.g., public meeting, neighborhood comment and input, coordinated local efforts, etc.)
- C. *Capital Investment/Job Creation* – If known:
- Total project investment:
 - Estimated temporary (cleanup and construction) jobs created: Average hourly wage:
 - Estimated permanent jobs created/retained:
 - Total estimated new taxes generated:

VI. Financial Assistance Request

- A. List the activities desired to be funded with an Auto Sector Initiative award (*see* page 2 of *Auto Sector Guidance* for eligible project costs/activities):
- B. If known, please itemize the approximate cost for each activity:
- \$

VII. Financial Information

- A. Describe the extent to which other funding is or is not available for the assessment and/or cleanup of the site. Does the project have available dedicated public or private funding? **YES** ☐ **NO** ☐
If yes, please:
- i) Identify the funds (e.g., general revenues, Tax Increment Financing (TIF), staff-time/in-kind services) that Applicant or any other entity has committed or will commit to complete assessment and/or cleanup.
 - ii) Describe all other funding sources (e.g., federal, state, non-profit or private) that are or will be committed or that Applicant is pursuing to ensure successful completion of the redevelopment project.
- B. If known, estimated private and public investments in the project (actual and projected) to ensure adequate funding is available and committed to complete the project if the estimated cost for the Auto Sector Initiative-funded activities exceeds amount the Program is able to award under the Auto Sector Initiative:

VIII. Eligibility/Liability Information

- A. Please review the *Auto Sector Guidance*, pages 2 – 6, on Applicant and Site & Property Ownership Eligibility.

- B. Did the applicant or any entity involved in the project (i.e., property owner, developer) cause or contribute to the contamination found at the site or own and/or operate at the site at the time of the disposal of hazardous substances or release of petroleum on the site at which the Auto Section Initiative Award will be utilized? **YES** ☐ **NO** ☐ If yes, *see* question VIII.E.
- C. Is the applicant, if not a private entity/individual or city, town or county, a political subdivision as defined in IC 13-11-2-164(c)? **YES** ☐ **NO** ☐
- D. If known, is/does the site:
- Meet the federal definition of a brownfield under 42 U.S.C. § 9601(39)? **YES** ☐ **NO** ☐
 - Permanently idled or officially closed as a result of its relationship to the automotive manufacturing sector (e.g., auto dealerships closed directly as a result of the bankruptcy filing of an auto manufacturer; shuttered auto parts/supplier, auto assembly and auto manufacturing plants)? **YES** ☐ **NO** ☐
 - Have a support letter from the appropriate local governmental entity in the community in which it is located if the applicant is not the city, town or county? **YES** ☐ **NO** ☐
 - Subject to RCRA Corrective Action for hazardous substances contamination or petroleum contamination (under section 9003(h) of the Solid Waste Disposal Act (RCRA § 6991b(h)))? **YES** ☐ **NO** ☐
 - Pose an imminent threat to human health or the environment? **YES** ☐ **NO** ☐
 - Listed or proposed for listing on the National Priorities List? **YES** ☐ **NO** ☐
 - Subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA? **YES** ☐ **NO** ☐ If yes, please explain:
 - Subject to the jurisdiction, custody, or control of the United States government? **YES** ☐ **NO** ☐
 - Subject to planned or ongoing response actions under CERCLA? **YES** ☐ **NO** ☐ If yes, please explain:
 - Subject to a unilateral administrative order, court order, administrative order on consent, or judicial consent decree, or subject to a permit issued by the U.S. government or an authorized state under the Resource Conservation and Recovery Act (“RCRA”), the Federal Water Pollution Control Act (“FWPCA”), the Toxic Substances Control Act (“TSCA”), or the Solid Waste Disposal Act (“SWDA”) ? **YES** ☐ **NO** ☐ If yes, please explain:
 - Subject to a corrective action order under RCRA § 3004(u) or 3008(h) and subject to a corrective action permit or order that has been issued or modified to require the implementation of corrective measures? **YES** ☐ **NO** ☐ If yes, please explain:
 - A land disposal unit that has filed a closure notification under Subtitle C of RCRA and subject to closure requirements specified in a closure plan or permit? **YES** ☐ **NO** ☐ If yes, please explain:
 - Subject to an open or pending State or federal administrative or judicial enforcement action? **YES** ☐ **NO** ☐ If yes, please explain:
 - One where there has been a release of polychlorinated biphenyls and all or part of the site is subject to remediation under TSCA? **YES** ☐ **NO** ☐ If yes, please explain:

- E. Is the Applicant requesting a Property-Specific Determination for eligibility of the brownfield for assistance through the Auto Sector Initiative? (See page 3 of the *Auto Sector Guidance*). YES ☐ NO ☐
- F. *If applying for a petroleum-contaminated site*, if known, is/does the site:
- Of “relatively low risk” compared with other “petroleum-only” sites in the state. YES ☐ NO ☐
 - Have a viable responsible party. YES ☐ NO ☐ If yes, please explain:
 - Receiving or has it received Leaking Underground Storage Tank (LUST) Trust Fund monies from the federal government or the State’s Excess Liability Trust Fund (ELTF) (or is not ELTF-eligible)? YES ☐ NO ☐ If yes, *see* question VIII.E above.
 - Subject to RCRA Corrective Action for hazardous substances contamination or petroleum contamination (under section 9003(h) of the Solid Waste Disposal Act (RCRA § 6991b(h)))? YES ☐ NO ☐ If yes, please explain:

Note: If Applicant is not able to provide all the above information for a petroleum-contaminated site, then Applicant must include a brief explanation as to why the information requested above is not available.

X. Authorization/Certification/Consent to Publication

As a participant in the Auto Sector Initiative, the undersigned agrees to the following conditions:

- A. The undersigned certifies that Applicant, nor any individual, partnership, company or corporation related to the Applicant through common ownership or control, caused or contributed to the hazardous substances or petroleum contamination at the proposed brownfield project site.
- B. The undersigned certifies that Applicant has never been suspended, debarred, or otherwise declared ineligible for federal or state financial assistance programs.
- C. The undersigned certifies that Applicant is authorized to enter into legally binding agreements.
- D. The undersigned certifies that Applicant has no pattern of uncorrected environmental non-compliance.
- E. The undersigned agrees that the challenges and successes of this brownfields project may be discussed at any local, state or national meetings or conferences.
- F. The undersigned agrees that this brownfield project may be publicized through various media, including brochures, web pages, news articles and press events. These media may include photos of the project site.
- G. The undersigned understands that the information that is made available will be available to the public and other agencies in accordance with the Indiana Public Records Act, IC 5-14-3, the state law that governs the disclosure of public records.

H. The undersigned certifies to the best of his/her knowledge that all information provided herein is accurate and complete.

Signature of person submitting
application on behalf of Applicant¹

Date: _____

Print name:

Print title:

Address:

Phone number(s):

Fax number:

Email address:

¹ Electronic signatures are acceptable or a completed application may be printed, signed, scanned and then submitted via email.